

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/46 WAVERLEY ROAD CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Chadstone

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

3/30 WESTBROOK STREET CHADSTONE VIC 3148	\$865,000	06-Sep-23
2/49 MARGOT STREET CHADSTONE VIC 3148	\$870,000	30-Jul-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 16 January 2025

**3/30 WESTBROOK STREET
CHADSTONE VIC 3148**

3 2 2

Sold Price **\$865,000** Sold Date **06-Sep-23**Distance **0.22km****2/49 MARGOT STREET
CHADSTONE VIC 3148**

3 2 1

Sold Price **\$870,000** Sold Date **30-Jul-24**Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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